

Minutes of Planning Commission Meeting January 21, 2008

Roll Call: 7:06 pm

Planning Commissioners present were Chair Fitzhugh, Supplee, Stones, Nicosia, and Jeffrey. Members of the public present included Robert and Beverly Smith, Charles Harper, Peter Garceau, Michael Henry, Roy Williams, Meg Donahue Davis, Kay Schlueter, Jill Donahue, Tim Donahue, Jason Monaco, Joan Davidson, Nelson Hoffman, Kathleen Lott, Patricia Coppolino, Anne Donahue, Pam Goodwin, Ken Hepburn, Merry Shernock, Tim Swariz, Justin Wrigley, and Scott Manning.

Approval of Minutes

Nicosia moved to approve the minutes of Meeting 07-12, December 17, 2007. Jeffrey seconded the motion. Correction: "Bill McKay" should be "Brad McKay". **The motion passed 5-0-0.**

Subdivision

Kenneth Hepburn has applied to subdivide his property at 2826 Union Brook Road. The proposal was found to conform to the regulations. Jeffrey moved to approve the request; Nicosia seconded the motion. **The motion passed 5-0-0.**

Michael d. Henry & Company, LLC, has applied to subdivide the property of Dolivio L. Cetrangolo at 11 North Main Street. Nicosia moved to approve the subdivision; Jeffrey seconded the motion. Members of the public expressed concerns and asked questions about numerous issues, including toxics testing of the property, the community's desire for a dollar store, whether this was a public hearing, what recourse abutters have, how the town plan relates to this proposal, and whether the PC couldn't hold another public hearing on this development. The Planning Commission explained that the question before them was whether the parcel could be subdivided into two parcels, and that the criteria they were to consider were whether the resulting parcels would meet dimensional requirements for the zone. They concluded that the proposal did conform to the regulations. **The motion passed 5-0-0.**

Site Plan Review

Michael d. Henry & Company, LLC, has requested approval of a site plan under Section 704 (Business/Commercial) of the Northfield Zoning Regulations to construct a retail store on the property of Dolivio L. Cetrangolo at 11 North Main Street. Jeffrey moved to approve the request; Nicosia seconded the motion. Jeffrey reviewed the Site Plan Review process and relevant regulations. Peter Garceau, of Cross Consulting Engineers, presented the proposed site plan.

Amendments to the motion were proposed as follows.

- Jeffrey moved to apply a condition that the parking area be located behind the building (ie, between the building and the river). The motion had no second.
- Jeffrey moved to apply a condition that the dumpster enclosure be located at least ten feet from the property line and from the river setback boundary. Nicosia seconded the motion. The motion passed 5-0-0.
- Supplee moved to apply a condition that the Planning Commission review the final lighting plan after the Act 250 review has concluded. Stones seconded the motion. The motion passed 4-1-0.
- Jeffrey moved to apply a condition that an additional twenty trees be planted to screen the development: ten trees along the south side, and ten trees along the east side, at a minimum 4'-6' height at planting. Supplee seconded the motion. The motion passed 5-0-0.

- Jeffrey moved to apply a condition that the signage is in compliance with the zoning regulations and the sign permit. Nicosia seconded the motion. The motion passed 5-0-0.
- Jeffrey moved to apply a condition that the Fire Chief review and approve the site plan. Suplee seconded the motion. The motion passed 5-0-0.

The motion to approve the site plan as amended, above, passed 4-1-0.

Signs

Michael d. Henry & Company, LLC, has applied for a sign permit for a proposed Family Dollar store to be located at 11 North Main Street. Nicosia moved to approve the request on the conditions that no temporary sign be posted until all permits have been issued, and that the temporary sign is removed when the permanent signs are installed; Jeffrey seconded the motion. **The motion passed 5-0-0.**

Other Business

Due to the late hour, all Other Business was postponed until the next regular meeting.

Next Regular Meeting

February 18, 2008

Adjournment: 10:20 pm

A motion to adjourn was made by Stones and seconded by Jeffrey. **The motion passed 5-0-0.**

Michele Braun
Zoning Administrator / Clerk

These minutes are subject to approval at the next regular meeting; however, they are substantially correct.